

8/1/11 - Monday, August 1, 2011

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of August 1, 2011

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Klinkhammer, FitzGerald, Larson, Kayser, Strobel, Duax, Pearson, Levandowski

Staff Present: Messrs. Tufte, Reiter, Genskow, Amundson

The meeting was chaired by Mr. Kayser.

1. REZONING (Z-1490-11) “ TR-1A to R-1, 3922 Harless Road

Ray and Dorothy Hilfiker have submitted a request to zone their property at 3922 Harless Road from temporary R-1A to R-1. The surrounding area within the City is mostly zoned R-1. The house is connected to City utilities.

Mr. Hilfiker spoke in support and no one appeared in opposition.

Mr. FitzGerald moved to recommend approval. Mr. Levandowski seconded and the motion carried.

2. CONDITIONAL USE PERMIT (CZ-1112) “ Ground Floor Dwellings, Green Tree Inn, 516 Galloway Street

Tom Kite has submitted a request to allow ground floor dwellings in a CBD zoning district at 516 Galloway Street (The Green Tree Inn). The site has two buildings, the applicant is proposing to convert rooms #11 and #12 to dwelling units in the main building and to convert rooms #43-#48 to dwelling units in the two-story building close to Farwell Street. Mr. Tufte stated that dwelling units must be set back 20TM from the street in the CBD district. Therefore the units abutting Farwell Street cannot be converted to dwelling units. He also pointed out that the parking demand for dwelling units is greater than a hotel and there may not be adequate parking on site. He referred to letters from the City Inspectors regarding problems with residential stay limits as per City Code and required building code updates which will be required to meet State Building Code in making the conversion.

Mr. Kite appeared in support and stated that he has owned the property since 1999 and that he would prefer to allow longer stay persons in the facility since it is easier to manage than short stay persons. He was not sure of the exact parking count on the lot or if the building has an emergency sprinkling system. No one appeared in opposition.

Mr. FitzGerald stated that because of the unsure parking availability and the possible costs to renovate the units to meet state code he suggested tabling the request to allow the applicant to investigate the costs and return better informed.

Mr. FitzGerald moved to table consideration until the applicant submits information on parking and construction costs. Mr. Strobel seconded and the motion carried.

3. CONDITIONAL USE PERMIT (CZ-1113) “ Parking Lot, Regis High School

The City of Eau Claire on behalf of Regis High School has submitted a request to allow an expansion/relocation of the schoolTMs parking lot to the front of the building on Fenwick Avenue. The relocation and expansion is necessary as part of the pedestrian underpass project of S. Hastings Way. A new 26-stall parking lot is shown south of the existing building and to the west of the existing parking lot. Because the lot is across from existing single-family homes, a solid row of shrubs 2TM to 3TM in height should be provided within the 3TM wide landscape area shown between the parking lot and the sidewalk on Fenwick Avenue.

Luke Kempen of Regis Catholic Schools stated that placing the landscaping will be difficult due to inadequate space between the parking lot and the sidewalk. The Plan Commission discussed several possible options. He stated that his preferred option was to leave the space open because of snow removal in the winter.

No one appeared in opposition.

Mr. Duax moved to approve the request with the conditions listed in the staff report amending condition one to authorize City Staff to work with Regis on a solution that provides a screen subject to possible review by the Plan Commission. Mr. Pearson seconded and the motion carried.

**4. FINAL PLAT (P-2-11) “ Prairie Park Phase 3, Prairie Park Drive
and
SITE PLAN (SP-1117) “ Prairie Park Phase 3**

Jim Rooney has submitted the final plat for Prairie Park (Phase 3). The final plat is consistent with the preliminary plat as approved by the Plan Commission and the General Development Plan approved by the City Council for the zoning of the project. The three-plex and 2 four-plex lots have been removed from the project and replaced with 4 duplexes. This results in a reduction of dwelling units for the project by 3 units. A recreation/play area is now included on Lot 13

Bill Albright, representing Rooney Properties, spoke in support.

Mr. Fitzgerald moved to recommend approval of the final plat with the conditions listed in the staff report. Mr. Klinkhammer seconded and the motion carried.

Mr. FitzGerald moved to approve site plan SP-1117 with the conditions listed in the staff report. Mr. Larson seconded and the motion carried.

5. SITE PLAN (SP-1118) “ Parking Lot Expansion, Metropolis Resort

Kramer Land Design Studio has submitted a site plan for expansion of the parking lot at the Metropolis Resort on Lorch Avenue. The site plan shows an 83-stall parking lot extending north from the existing parking lot on the north side of the facility. The original site plan for the hotel and water park did not provide extra parking since it was assumed that most users would be hotel guests. Currently the hotel now holds many meetings and weddings which require more parking than just hotel guests.

Mark Steil, owner of the resort, spoke in support and described the need for more parking and that he had no problem with the conditions as recommended by staff.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Levandowski seconded and the motion carried.

6. DISCUSSION

A. Waterways Plan “ Steering Committee

Mr. Tufte presented a list of possible organizations/interest groups which may want to appoint persons to be on the Waterways Plan Advisory Committee. Several groups and persons were added by the Plan Commission. Staff will be contacting these organizations for persons to participate on the advisory committee. There will also be a Technical Advisory Committee made up of staff persons from various organizations with control and influence on the waterways such as the DNR, Corps of Engineers, Eau Claire County and Xcel Energy. Staff will return in September with a list for approval by the Plan Commission. It is anticipated that the plan will be completed in late spring of 2012.

B. Five-year Comprehensive Plan Review

Mr. Tufte reviewed the final list of items for the next five years from the meeting notes, and discussions with Plan Commission. The responsible department was also added for each item on the list. The Plan Commission directed staff to proceed with public hearings to adopt the amendment to the Comprehensive Plan for the Plan Implementation Program.

7. MINUTES

The minutes of the meeting of August 1, 2011, were approved.

Thomas Pearson
Secretary